



PUTTERILLS

est. 1992

22 Haycroft Road, Old Town, Stevenage, SG1 3JJ
Offers in excess of £275,000

VICTORIAN TWO BEDROOM END OF TERRACE COTTAGE CONVENIENTLY SITUATED WITHIN THE HEART OF THE SOUGHT-AFTER HISTORIC OLD TOWN.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

An attractive, well presented two bedroom Victorian end of terrace cottage, conveniently situated within the heart of the Old Town, within walking distance of the historic High Street and mainline railway station with fast direct trains to Kings Cross in approx. 23 mins. . The property represents an ideal first time purchase and has been well maintained by the current owner with the advantage of a generous private rear garden, double glazing, modern gas fired central heating with a recently installed new boiler. The accommodation comprises an entrance porch with composite warranted front door opening to the lounge with a feature wrought iron multi-fuel burning stove, spacious separate dining room, fitted galley kitchen and a ground floor modern white bathroom. The first floor landing provides access to two bedrooms, both of which are well proportioned double rooms. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, a public library and local Schools. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION

Composite part-glazed front door opening to:

ENTRANCE PORCH

Part glazed door opening to:

LOUNGE 3.65 x 3.64 (12'0" x

Finished with stylish wooden effect flooring with a substantial fireplace featuring an inset cast iron multi-fuel burning stove with tiled hearth with wooden bessemer over, double panelled radiator, telephone point and double glazed window to the front elevation. Oak glazed door opening to:

DINING ROOM 3.65 x 3.61

Measurements include the staircase rising to the first floor, finished with stylish cream floor

tiles, double panelled radiator, downlighters, ample space for dining table and double glazed french doors opening to the rear garden. Part-glazed door to:

GALLEY KITCHEN 2.92 x 2.00

Fitted with a modern range of beech effect base and eye level units and drawers finished with natural stone effect rolled edge work surfaces with an inset circular stainless steel sink unit with matching drainer, integrated stainless steel oven with a separate stainless steel four-ring gas hob and extractor canopy above and integrated fridge/freezer. Continuation of

cream floor tiles with checkerboard black and white wall tiles, downlighters and a double glazed window to the side elevation.

GROUND FLOOR

Fitted with a white suite comprising a panelled bath with mixer tap and shower attachment with a separate shower over with fitted shower screen, pedestal hand wash basin and a low level wc with push button flush, continuation of cream floor tiles with white tiled walls and double glazed window to the side elevation.

LANDING

Access to the loft space. Doors to:

BEDROOM ONE 3.65 x 2.45

A spacious double bedroom, measurements including a feature decorative fireplace recess, dado rail, double panelled radiator and double glazed window to the front elevation.

BEDROOM TWO 3.34 x 2.75

Measurements exclude a part-enclosed wall mounted gas fired combination boiler. Radiator

and double glazed window to the rear elevation.

OUTSIDE

FRONT

Small shrub border and side gated access leading to the rear garden.

REAR GARDEN

A generous rear garden laid predominantly to lawn enclosed by wooden panelled fencing with shrub borders with wooden garden shed to the rear. Gated access to the front of the property.

AGENTS NOTE

There is a pedestrian right of access across the rear in favour of the neighbouring property.

TENURE AND COUNCIL TAX

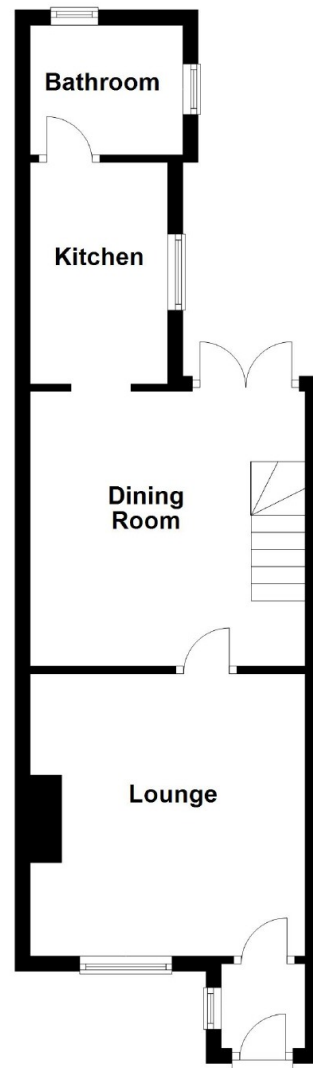
The Tenure of this property is FREEHOLD.

The Council Tax Band is "C".
The amount payable for the year 2018/19 is £1,501.26.

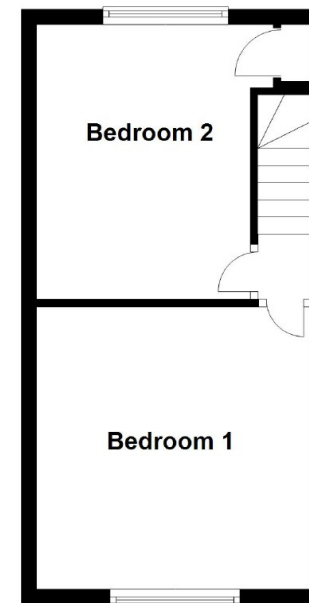




Ground Floor



First Floor



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